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APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN

2016 MAY 24 4:18 PM
PLANNING DIVISION

1. APPLICANTS

South Florida RE Holdings, LLC

2. APPLICANT'S REPRESENTATIVE

Jorge L. Navarro, Esq.
Greenberg Traurig, LLP
333 SE 2nd Ave, Suite 4400
Miami, Florida 33131
(305) 579-0821

By: 

Jorge L. Navarro, Esq.

5-24-2016

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Future Land Use Plan map is requested. The Applicant is requesting the redesignation of the subject property from "Low Density Residential" to "Business and Office."

B. Description of Subject Area.

The subject property consists of approximately 1.83 +/- net acres (2.0 +/- gross acres) of land, located in Section 11, Township 56, Range 39, in unincorporated Miami-Dade County (the "Property"). The Property is located at 12740 SW 200th Street as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

1. Subject application area: 1.83 +/- net acres (2.0 +/- gross acres)
2. Acreage owned by applicant: 1.83 +/- net acres (2.0 +/- gross acres)

D. Requested Changes.

1. It is requested that the subject property be re-designated on the Future Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Business and Office".
2. It is the requested that this Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The requested amendment seeks a redesignation of the Property from "Low Density Residential" to "Business and Office" on the Future Land Use Map. The proposed amendment will allow for the redevelopment of the Property with commercial uses to serve the abutting residents. The Property is currently improved with a one-story structure that was constructed in 1957 and used as a religious facility until several years ago. For the reasons below, we believe the proposed amendment is compatible with the proximate land uses and consistent with the policies and goals of the Comprehensive Plan.

The Property is comprised of approximately 1.83 net acres (2.0 gross acres) and is located near the intersection of SW 127th Avenue and SW 200th Street (Quail Roost Drive). Accordingly, the Property is ideally situated for commercial and retail uses due to its location along two major thoroughfares with a high volume of vehicular trips. The proposed redesignation of the Property to "Business and Office" is also consistent with the Guidelines for Urban Form which provide that "intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. When commercial uses are warranted, they should be located within these activity nodes." The approval of the request conforms with and promotes the implementation of these Guidelines by providing commercial uses to serve the surrounding residential community and providing much needed retail services to its residents.

The proposed redesignation of the Property to "Business and Office" is also compatible with the surrounding commercial and civic uses in the area and consistent with the land use designations on the other corners of the intersection. The parcels directly to the north and east of the Property are similarly designated as "Business and Office" under the Future Land Use Map and are currently developed with commercial uses. Specifically, the existing commercial uses at the intersection of SW 200th Street and SW 127th Avenue include a Walgreens pharmacy on the Northwest corner, an AutoZone store on the Northeast corner, and a Shopping Center with a grocery store and banking facilities at the Southeast corner. The proposed commercial uses at the Property will also be appropriately buffered from the surrounding residential community by the existing civic uses in the area, which include the four-acre Charles Burr Park to the south and a

religious facility to the west. The future commercial redevelopment of the Property will create the necessary transition between the residentially designated properties to the east and the existing commercial uses to the west.

Based on the surrounding development and the existing land uses in the area, we believe the Property is appropriately located for commercial use. Additionally, approval of the proposed request would further the implementation of the following CDMP goals, objectives and policies:

OBJECTIVE LU-1: The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal or rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

POLICY LU-1E: In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LAND USE POLICY LU-8B: Distribution of neighborhood or community serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic, and physical considerations.

LAND USE POLICY LU-1D: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business Developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining small businesses or the adjacent business district. Granting of commercial or non-residential zoning by the county is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE POLICY LU-4A: When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety as applicable.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Description - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"

Exhibit "A"

Legal Description:

Parcel 1

A portion of Lots 1 & 2, in TROPICO, as recorded in Plat Book 2, Page 57, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

From the Northeast corner of Lot 1, in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to the Point of Beginning, said line being 15 feet south and parallel with the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of $89^{\circ}28'54''$, run Westerly 212.84 feet to a point; thence run Northerly along a line parallel to the East line of said Lot 1, 204.76 feet to a point; thence at an interior angle of $89^{\circ}27'15''$, run Easterly 212.84 feet along the North line of said Lots 1 and 2 to the Point of Beginning, less the North 35 feet thereof for road purposes; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

AND

From the Northeast corner of Lot 1 in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to a point, said line being 15 feet south and parallel with the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to the Point of Beginning; thence continue Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of $89^{\circ}30'34''$, run Westerly 212.84 feet to a point; thence at an interior angle of $90^{\circ}29'26''$, run Northerly 204.76 feet to a point; thence run Easterly 212.84 feet to the Point of Beginning; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

Parcel 2

A portion of Lots 1 & 2, in TROPICO, as recorded in Plat Book 2, Page 57, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

From the Northeast corner of Lot 1, in TROPICO, run Westerly along the North line of said Lot 1, 241.69 feet to the Point of Beginning; said line also being the North line of the Northeast 1/4 of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1, 204.65 feet to a point; thence at an interior angle of $89^{\circ}28'54''$, run Westerly 212.84 feet to a point; thence run Northerly along a line parallel to the East line of said Lot 1, 204.76 feet to a point; thence at an interior angle of $89^{\circ}27'15''$, run Easterly 212.84 feet along the North line of said Lots 1 and 2 to the Point of Beginning, less the North 35 feet thereof for road purposes; said land lying and being in the Northeast 1/4 of Section 11, Township 56 South, Range 39 East, Miami-Dade County, Florida.

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Exhibit "B"

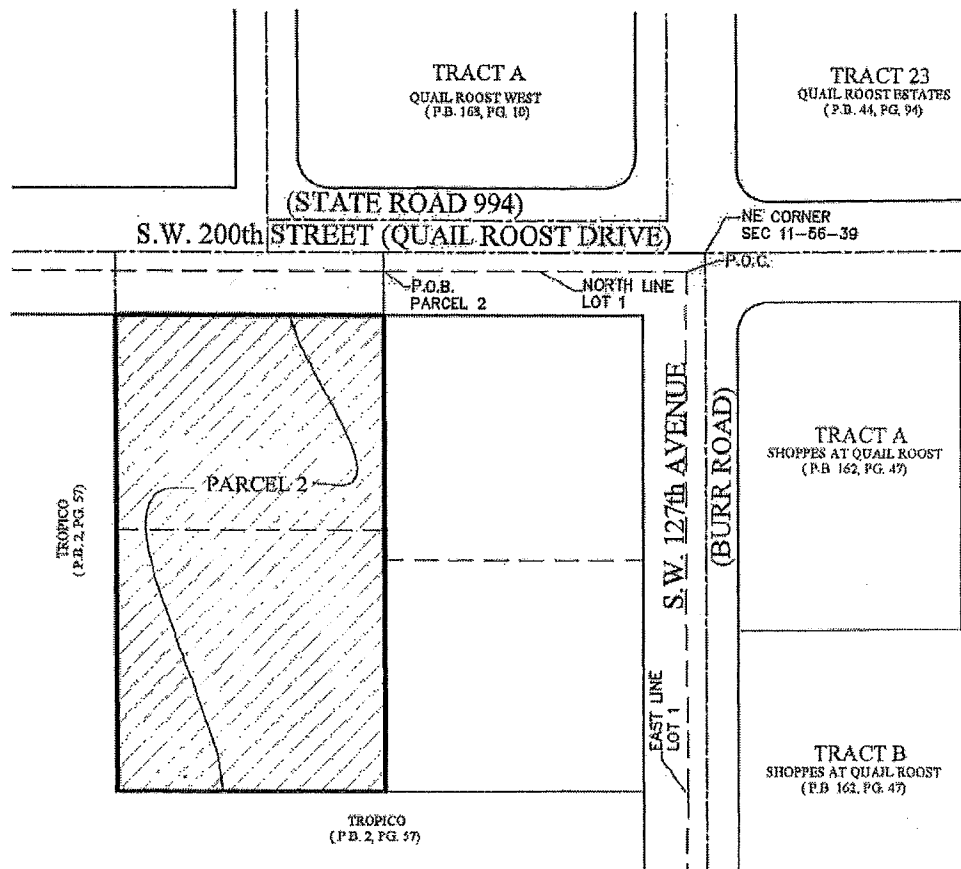
**LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT / REPRESENTATIVE:

Jorge L. Navarro, Esq.

DESCRIPTION OF SUBJECT AREA:

The subject property consists of approximately 1.83 +/- net acres (2.0 +/- gross acres) of land located in Section 11, Township 56, Range 39, in unincorporated Miami-Dade County. The Application Site is located at 12740 SW 200 Street. The Applicant owns the entire Application Site as illustrated below.



LOCATION SKETCH
NOT TO SCALE

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: South Florida RE Holdings LLC, 3663 SW 8 St, 3rd Floor, Miami, Florida 33155

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE
A	South Florida RE Holdings LLC	30-6911-001-0011	1.83 acre

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	X			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: South Florida RE Holdings LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Felipe A. Valls	100%
3663 SW 8 th Street, 3 rd Floor	
Miami, FL 33155	

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES

NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
INTEREST

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

N/A

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME:

Z _____

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME:

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**PARTNERSHIP
NAME:** _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF
OWNERSHIP

- e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

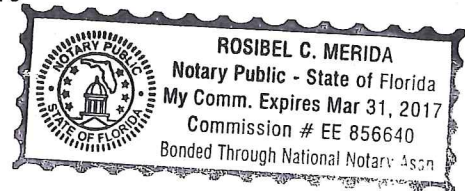
South Florida RE Holdings LLC, a Florida limited liability company

By: 
Felipe Valls, Managing Member

Sworn to and subscribed before me

this 19th day of April, 2016

Notary Public, State of Florida at Large(SEAL)



My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.